STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,500.00.

Judith Kenigson
Affiant

Subscribed and sworn to before me, this 24 day of July, 1986.

Notary Public

My Commission expires: 4-12-88.

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

2 4 6 2 5

IDENTIFICATION REFERENCE

JUL 25 10 14 AM '86

FEE TA - WILSON CO. REGISTER
DAVIDSON COUNTY, TN

Address new owners as follows:

Ronald Kenigson & wife,
Judith Kenigson
2021 Rosecliff Drive
Nashville, TN 37206

Send Tax Bills to:

SAME

Map-Parcel Numbers

83-4-19
15DA 36960

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, RONALD C. ELLIS AND WIFE, VICTORIA R. ELLIS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RONALD KENIGSON AND WIFE, JUDITH KENIGSON, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 131 on the Map of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County.

Said Lot No. 131 fronts 65 feet on the north side of Rosecliff Drive and runs back between lines, 180.3 feet on the west line and 201.7 feet on the east line to a dead line in the rear on which it measures 69 feet.

AND BEING the southerly part of an unnumbered tract marked "H. F. Corder" and shown on the Plan of Corder Heights, as of record in Book 1835, page 77, Register's Office for said County, and described according to a survey thereof made September 11, 1961, by T. R. Sanford, Surveyor, as follows:

BEGINNING at an iron pin at the westerly corner of Lots Nos. 12 and 13, shown on the Plan of Corder Heights, above referred to and being in the east line of H. F. Corder unnumbered tract; thence North 88° 27' West 195.3 feet to a spike in the root of an 18 inch hackberry tree, in the east

line of Lot No. 129 on the Plan of Rosebank Park, as of record in Book 1835, page 26; thence with the line of said lot, South 55° 54' West 92.7 feet to a concrete monument; thence along the line of Lots Nos. 129, 130, 131 and 132 of said Rosebank Park, South 86° 56' East 200.3 feet to a concrete monument in the west line of Lot No. 11 of said Corder Heights Subdivision; thence with the line of said Lot 11 and of Lot 12 of said Subdivision, North 3° 04' East 97.5 feet to the point of beginning.

Being the same property conveyed to Ronald C. Ellis and wife, Victoria R. Ellis, by deed from Clarence V. Haines and wife, Jackie J. Haines, of record in Book 6164, page 183, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1986 taxes, prorated and assumed by Grantees.
2. Restrictive covenants of record in Book 1907, page 593, Register's Office for Davidson County, Tennessee.
3. Deed of Trust from Ronald C. Ellis and wife, Victoria R. Ellis, to Thomas M. Black, Trustee, of record in Book 6164, page 187, said Register's Office, dated October 24, 1983, to secure to Clarence V. Haines and wife, Jackie J. Haines, an indebtedness in the amount of $42,000.00.
4. Matters shown on the Plan of record in Book 1835, page 26, said Register's Office.

This is improved property, known as: 2021 Rosecliff Drive
(House Number) (Street)

Nashville, Tennessee 37206
(P. O. Box) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, theirs heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 24th day of July, 1986.

Ronald C. Ellis

Victoria R. Ellis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Allen D. Lentz, a Notary Public in and for said County and State, Ronald C. Ellis and wife, Victoria R. Ellis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of July, 1986.

Notary Public

My Commission Expires:
4-17-88

FORM 101

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6928 PAGE 638

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

57500.00- CAMT.
161.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 167.50-
2041A07/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 4 6 2 5

IDENTIFICATION REFERENCE

JUL 25 10 14 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 275311